

CHARTER BYLAW 24005 - JASPER PLACE DISTRICT PLAN

Purpose

To adopt the Jasper Place District Plan as a statutory plan under the *Municipal Government Act*, as amended by the City of Edmonton Charter 2018 Regulation, to provide guidance for land use, mobility and growth management within the Jasper Place District. The Jasper Place District Plan will be used in conjunction with the District Policy to implement the District Network described in The City Plan.

Readings

Charter Bylaw 24005 is ready for first and second readings after the public hearing has been held. Administration is required to refer this application to the Edmonton Metropolitan Region Board prior to returning to City Council for third and final reading.

Advertising and Additional Promotion

This Charter Bylaw was advertised in the Edmonton Journal on May 10, 2024, and May 18, 2024. The District Planning public hearing was also promoted through Facebook, Google search and Instagram advertisements, LRT and Ice District digital signage, radio ads, newsletters, posters in recreation centres and Edmonton Public Library branches, as well as the City's media and social media channels from May 1, 2024 to May 27, 2024.

Position of Administration

Administration supports this proposed Charter Bylaw.

Previous Council/Committee Action

At the April 10, 2022, City Council meeting, the following motion was passed:

That Administration prepare district plans and the district general policy, as outlined in the April 12, 2022, Urban Planning and Economy report UPE01052, in alignment with The City Plan Policy 2.3.2.2.

REPORT

Executive Summary

This application proposes to introduce the Jasper Place District Plan. The Jasper Place District Plan must be read in conjunction with the District Policy. The intention is to advance The City Plan's District Network and guide development and growth.

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This application includes the proposed repeal of three planning documents. Select information and policies from these plans have been incorporated into the Jasper Place District Plan. Refer to the May 28, 2024. Urban Planning and Economy report UPE01245 Charter Bylaw 24000 - District Policy for an overview of the District Planning project, including:

- project background and components
- how the components were made
- plan implementation and maintenance
- strategic alignment

Overview of Plan

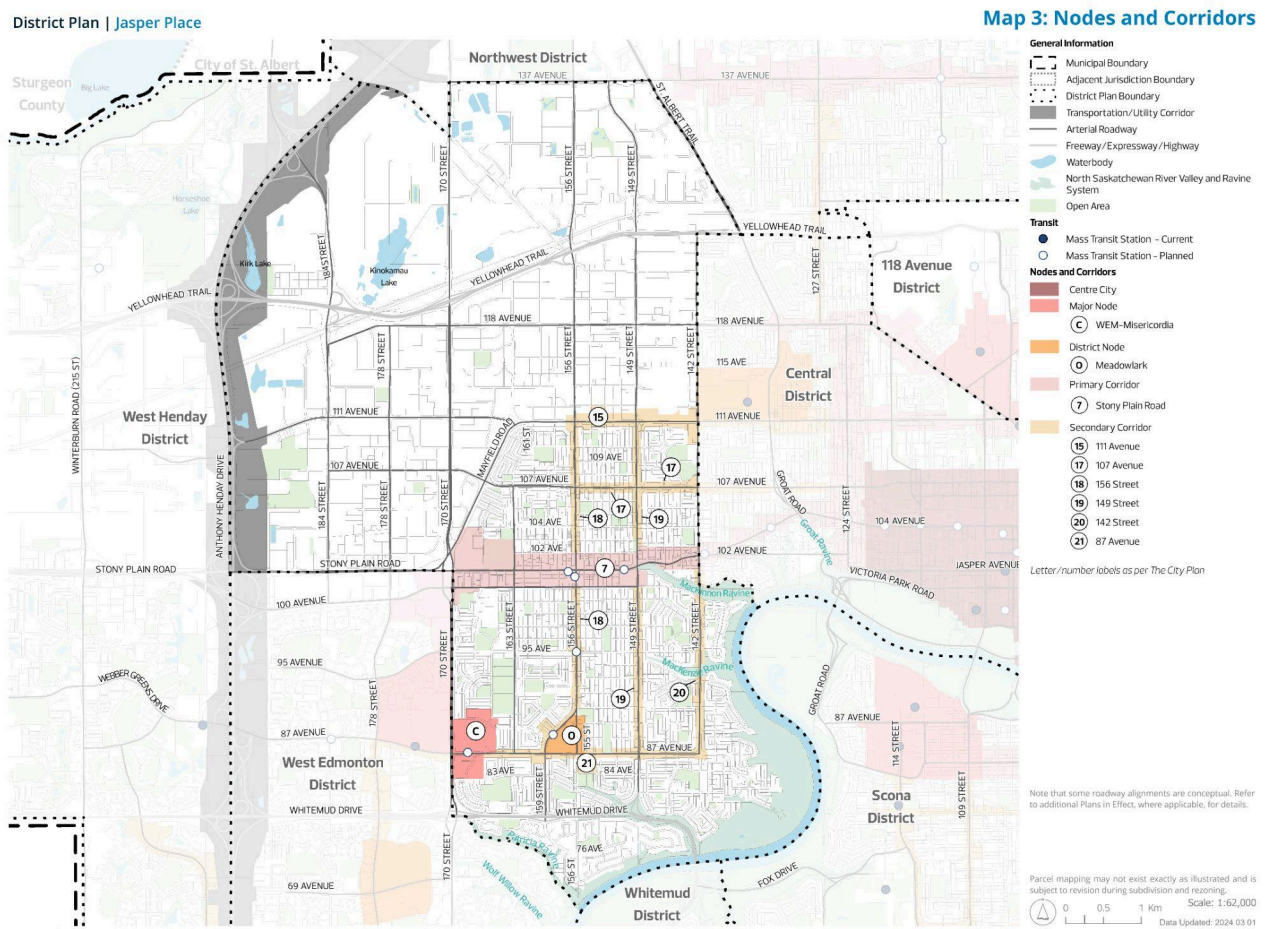


Figure 1 - Nodes and Corridors Map - Jasper Place District

The Jasper Place District is one of 15 districts in Edmonton's District Network as outlined in The City Plan. Adjacent districts include the Northwest, 118 Avenue, Scona, Whitemud, West Edmonton and West Henday districts. The Jasper Place District includes the WEM-Misericordia Major Node and surrounding neighbourhoods. It also includes the Stony Plain Road Primary Corridor, one district node and six secondary corridors (see Figure 1).

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Notable features of this district include significant employment areas in the north of the district, residential communities in the centre of the district and the North Saskatchewan River Valley in the south of the district. Stony Plain Road provides economic and employment opportunities while providing a connection eastward to downtown. The Misericordia Hospital is a major institutional establishment which supports Edmontonians in the west of the city.

Table 1 provides the anticipated population and employment numbers for the Jasper Place District at the 1.25 million and two million population horizons of The City Plan.

Table 1 - Anticipated District Population and Employment Numbers

	Federal Census 2021*	City Plan 1.25 Million Population Horizon	City Plan 2 Million Population Horizon
District Population	51,000	57,000	81,000
District Employment	95,000	107,000	127,000

* 2021 figures are calculated with the 2021 Federal Census using census tract level data.

The Jasper Place District will continue to be a focus area for population and employment growth through redevelopment and infill. The Jasper Place District Plan directs the most substantial development opportunities to nodes and corridors, such as the Stony Plain Road Primary Corridor, 156 Street Secondary Corridor and the Meadowlark District Node.

Plan Preparation

The City Plan was the starting point for drafting all district plans as it provided high-level direction for the Nodes and Corridors, Mobility, Open Space and Growth Activation Networks. Creation of the Jasper Place District Plan also included a fulsome review of all plans in effect which has resulted in recommendations for plan repeals and amendments. Relevant policies from those plans proposed for repeal have been moved into the district plan's Area-Specific Policy section (see Table 2 in the Jasper Place District Plan). For more information on the plan preparation process refer to the May 28, 2024, Urban Planning and Economy report UPE01245 Charter Bylaw 24000 - District Policy.

The public and stakeholder groups also provided input on the Jasper Place District Plan. Administration made changes based on feedback when it:

- Aligned with The City Plan and recent Council decisions regarding land use and zoning,
- Was relevant to the plan content and subject to the authority of a land use plan, or
- Identified errors in the draft plans.

Much of the feedback received was not specific to a particular district, but applied to the District Policy or to all district plans, such as what information was shown on the maps. Of the feedback that was related to a particular district, much of it corrected minor errors and omissions. For example, the boundary of the secondary corridor near Meadowlark mall was expanded in the

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final version of the Jasper Place District Plan to reflect the development opportunity described in the Transit Oriented Development Guidelines.

Repeals and Amendments

The plans proposed to be repealed, amended and retained in the Jasper Place District are described below. Maps of all plans proposed for repeal and amendment as part of the District Planning project are provided as Attachments 2 and 3 to the May 28, 2024, Urban Planning and Economy report UPE01245 Charter Bylaw 24000 - District Policy.

Acronyms for this section are as follows:

- ASP: Area Structure Plan
- ARP: Area Redevelopment Plan
- NASP: Neighbourhood Area Structure Plan
- OP: Outline Plan

Three plans in the Jasper Place District are proposed to be **repealed**:

- **Kinokamau Plains ASP (2000)** was created to provide a subdivision and development framework for industrial land in the northwest area of the Jasper Place District, north of Yellowhead Trail, while protecting the Kinokamau Lake area. The area is mostly developed and the plan has served its purpose. Direction for specific areas transferred to the district plan includes policies pertaining to the protection of the Kinokamau Lake area and the completion of the roadway network.
- **Jasper Place ARP (2015)** was created to guide the redevelopment of Stony Plain Road and the surrounding residential neighborhoods. The policy direction in the Jasper Place ARP is either redundant or not aligned with policy direction in The City Plan and the regulations in the new Zoning Bylaw. Direction for specific areas transferred to the district plan includes: policies supporting the design of the LRT network, laneway redevelopment and design considerations for future redevelopment opportunities.
- **Northwest Industrial OP (1974)** was created to provide a subdivision and development framework for industrial land in the northwest portion of the Jasper Place District, south of Yellowhead Trail. The area is now developed and the plan has served its purpose. Direction for specific areas transferred to the district plan includes policies regarding tree preservation.

No plans in the Jasper Place District are proposed to be **amended**.

One plan in the Jasper Place District is proposed to be **retained**:

<ul style="list-style-type: none">• Place La Rue West NASP (2004)	This plan contains complex policy direction and assessing alignment with The City Plan could not be accommodated within the scope and timeline of this project. A comprehensive review of this plan will be required in the future.
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Community Insights

Administration did significant public engagement for the District Planning project in 2021, 2022 and 2023.

For an overview of engagement for the entire District Planning project, see the “Engagement and Communications Summary” (Attachment 4, May 28, 2024, Urban Planning and Economy report UPE01245 Charter Bylaw 24000 - District Policy).

For the detailed engagement approach and results from public engagement activities that took place in October to early December 2023, see the “Phase 3 What We Heard/What We Did Report” (Attachment 5, May 28, 2024, Urban Planning and Economy report UPE01245 Charter Bylaw 24000 - District Policy).

Legal Implications

District plans and the District Policy are additional statutory plans, as described under Section 635.1 of the *Municipal Government Act*, as amended by the City of Edmonton Charter 2018 Regulation, and have been prepared in accordance with Section 636 of the *Municipal Government Act*. “Additional statutory plans” are a unique tool provided to the City of Edmonton by the Government of Alberta through the City of Edmonton Charter and the *Municipal Government Act*.

District plans meet the City’s obligations under the Edmonton Metropolitan Region Growth Plan and will be reviewed in accordance with the Regional Evaluation Framework process. District plans will support Edmonton’s efforts to achieve and exceed the density requirements and aspirational density targets in the Edmonton Metropolitan Region Growth Plan.

Attachment

1. Charter Bylaw 24005 - A Bylaw to adopt the Jasper Place District Plan
 - Schedule A - Jasper Place District Plan